

Board of Director's Meeting Minutes
Special Meeting
January 3, 2024

Call to Order: By President Bob Upson at 6:34 p.m.

Establish a Quorum: There was a quorum.

Directors Present: Bob Upson, Cesar Romagosa, Russell Budd, Greg Mihalko, Michelle Hukan, Janet Aho, Brian Hestick, Colleen Shaffer.

Directors Absent: Sally Goodman

Mattamy Representatives Present: Carl Albertson, VP Acquisitions and Janice Burke, Area Construction Manager and Project Manager.

Purpose of Meeting: To determine the scope & timing of work involved with agreement for Mattamy Improvements included in the July 15, 2021 Property Cooperation and Improvement Agreement.

Discussion: Several of the board members asked questions to the Mattamy Representatives pertaining to the following repairs to the clubhouse & community listed in the agreement:

- 1) New Roof
- 2) Irrigation Improvements for Lucerne Lakes South Homes
- 3) Clubhouse Bathrooms
- 4) Clubhouse Kitchen
- 5) Clubhouse Handicap Access Ramp

Since the Mattamy Representatives were new to the company, they did not have a chance to review the agreement prior to the meeting. Mattamy Representatives will contact us and come back for another meeting after they can review the agreement and get proposals from contractors listing specific scopes of work for each item listed in the agreement with the exception of the irrigation improvements which will be done on a home to home basis.

Russell Budd made a motion to table making any type of decision pertaining to this agreement until Mattamy Representatives comes back to the board with specific information. Greg Mihalko seconded, unanimously approved.

Adjournment: Michelle Hugan made the motion to adjourn the meeting, seconded by Janet Aho and unanimously approved.

Next Meeting: Regular monthly meeting scheduled for January 17, 2024 at 6:30 p.m.

Respectfully submitted by Michelle Hugan, Secretary